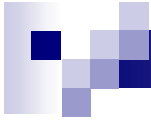




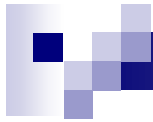
The GYM – What Do You Think, Takoma Park?

Welcome to the Community
Workshop on the Gym!



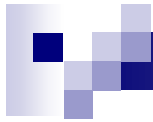
Purpose of the Workshop

- Hear about gym options and costs
- Ask clarifying questions
- Fill out questionnaire



Today's Agenda

2:00 – 2:30 pm	Sign in, look at displays
2:30 – 3:00 pm	Overview presentation
3:00 – 4:10 pm	Visit display stations, ask questions, etc.
4:10 – 4:30 pm	Complete questionnaire

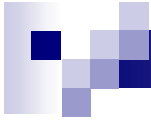


Background

In 2003, the Takoma Park City Council approved a contract to construct a new Community Center. The plan was to connect the Municipal Building and Library and build additions to house spaces for community use.

Library and Municipal Building





Phasing

Due to the cost of the project, and the need to keep City offices open on site during construction, the project was to be built in three phases.

Phase One consisted of major infrastructure work, the connection of City Hall and the Library, and a three-story front addition.



Phase Two consisted of the renovation of the main floor of the original building.



Phase Three was to be the addition of a gymnasium on the Grant Avenue side, if funds were available.



The Community Center site today: Front entrance on Maple Avenue

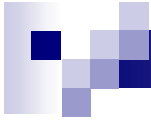


The Community Center site today: Rear entrance to building

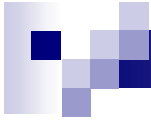


The Community Center site today: Grant Avenue entrance to building






The Takoma Park City Council
is now considering whether or
not to add the gymnasium.



Gym Alternatives

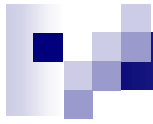
- Don't build a gym
- Build a gym at the rear of the building
- Build a gym on the Grant Avenue side

(Build a gym elsewhere? For today's purposes, same as don't build a gym.)



At the end of the workshop, we will want to know: **What do you think?**

- Should the City proceed with building a gym?
- If you want the City to build a gym:
 - ☐ Where should it be located?
 - ☐ What gym or project components should be included? How important is each element?
 - ☐ If needed to fund the gym, what level of borrowing would you be willing to support?



Gym Alternatives

PROS and CONS

Don't build a gym


Build at rear of building

Build on Grant Avenue side



“Don’t Build a Gym” PROS

- Saves the cost of building a gym
- Saves the cost of operating a gym
(energy, maintenance, staff)
- No negative impact on parking
- Allows time to study other gym options,
including building a gym elsewhere



“Don’t Build a Gym” CONS

- No new gym to use for programs
- City will continue to rent space from others on a space-available basis



“Build a Gym at Rear of Bldg”

PROS

- Provides City-operated gym for programs at convenient location
- Few utility line impacts at this location
- Holding cells need not be moved
- Construction could make this an attractive entrance to the Community Center. Important as most people use this entrance.
- Allows for some flexibility in position of building which could improve appearance.



“Build a Gym at Rear of Bldg” CONS

- Poor design could make rear entrance to Community Center difficult to use or could negatively affect parking or circulation.
- Is at a location different from the one previously agreed to by the community.
- Cost of construction likely to be between \$3.2 and \$8.1 million.



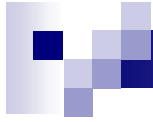
“Build a Gym on Grant Ave Side” PROS

- Provides City-operated gym for programs at convenient location
- Is at location originally agreed-upon by community
- Construction could make Grant Avenue entrance more attractive and functional

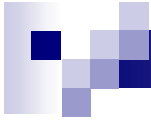


“Build a Gym on Grant Ave Side” CONS

- Many underground utility lines are located along Grant Ave. They would need to be relocated. Utility companies have final say on relocation and costs.
- Entrance to police holding cells would be blocked, requiring cells to be moved.
- Cost of construction likely to be between \$3.7 and \$7.7 million.

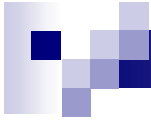


Why do the costs
of a gym range from
\$3.2 to \$8.1 million?



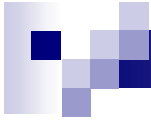
Higher Cost Gyms Include:

- Underground parking
- Retention walls to allow for more parking
- Fitness room
- An office
- Moving of police holding cells
- Space for people to wait for next class or game
- Bathrooms



Lowest Cost Gyms Only Include:

- Gym (without bleachers)
- Locker rooms
- Storage
- Cement block / brick on lower half of walls only



Additional Construction Costs

The cost estimates for each option do NOT include design and engineering costs (probably between \$500,000 and \$800,000)



Potential Additional Construction Costs

- Costs of decorative features
- LEEDS process oversight and minor “green” construction costs
(about \$100,000)
- Cost of “green” roof (about \$800,000)



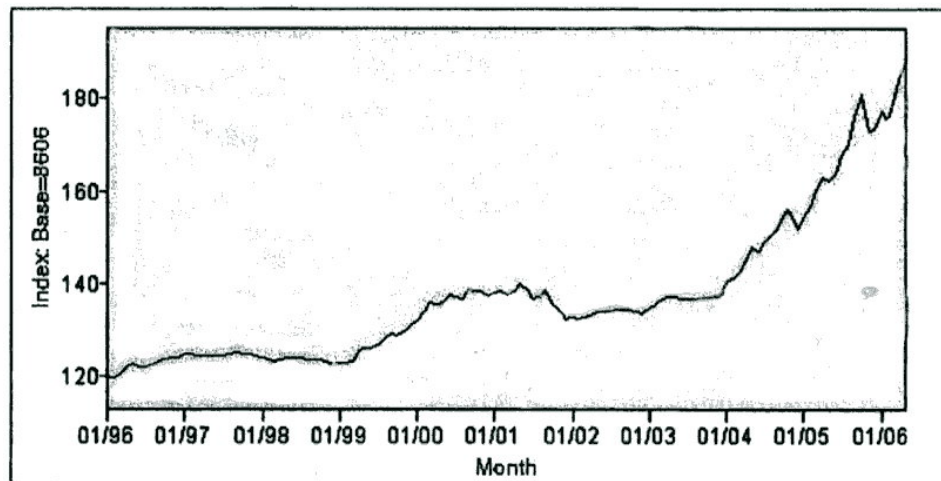
Why Does Even the Least Expensive Gym Cost So Much?

- Nationwide steep escalation of construction costs
- Difficulty of building onto an occupied building on a small site

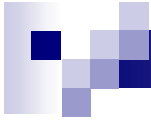
Construction Cost Escalation



Construction Costs Are Increasing



The graph shows the producer price index rates over the past ten years as indexed



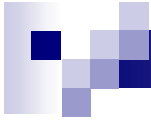
Costs Whether Gym Built or Not

Rear parking lot and sidewalks are in need of reconstruction. This work will be required whether or not the gym is built.



Additional Possible Site Work

- Upgrading the façade of the building on the side and rear
- Improving gravel patio and edge of underground police parking area.
- Upgrading the façade of the library.



What do the Options Look Like?

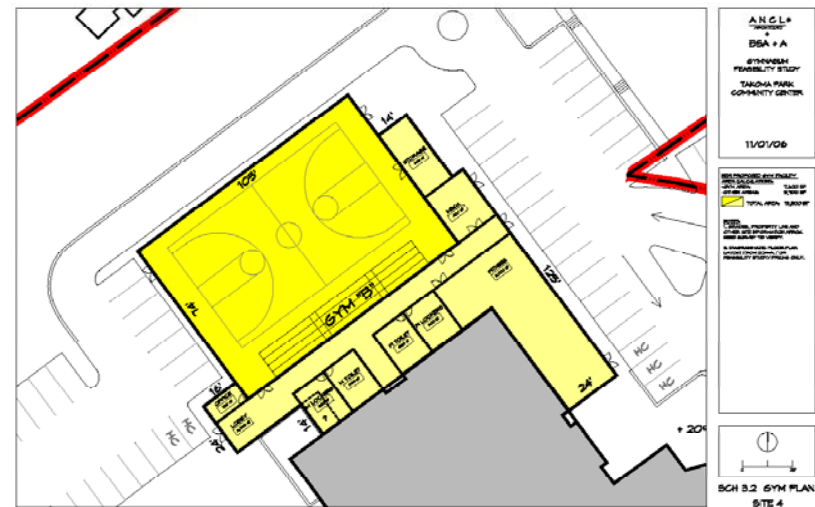
No Build Alternative



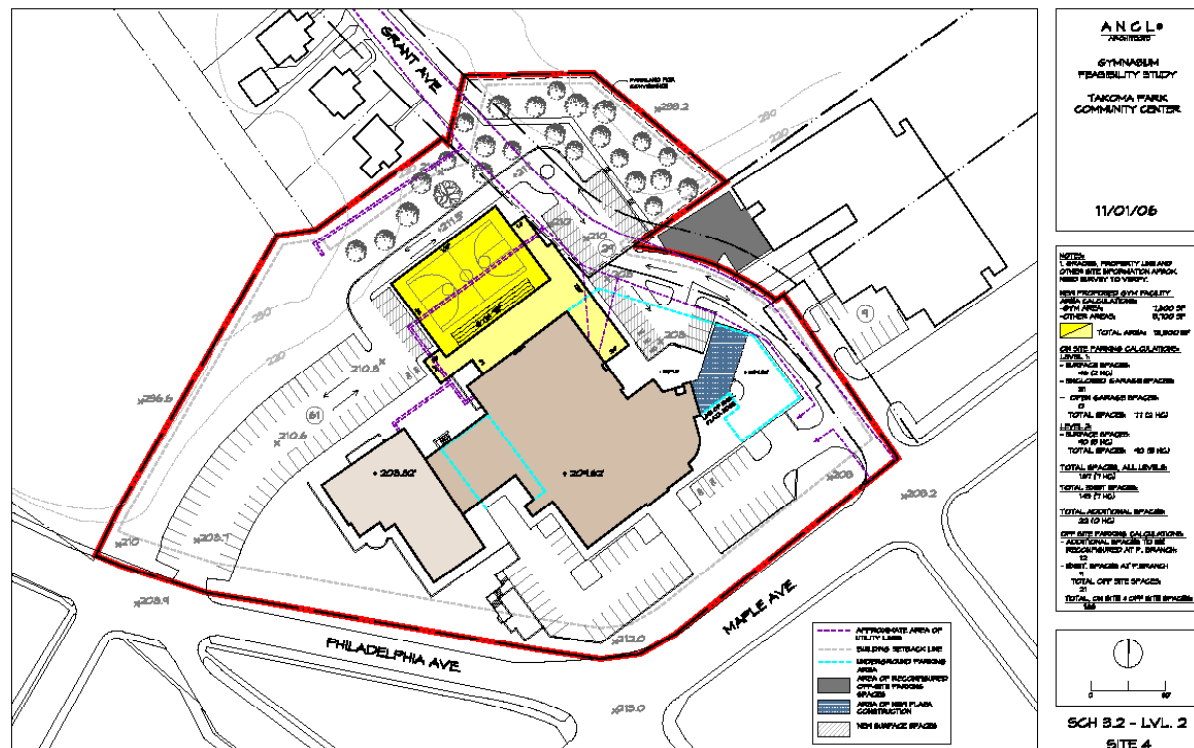
Rear Entrance Alternatives

OPTION 2

- 50' x 84' court
- 4 rows bleachers
- Fitness room, bathrooms, office
- Underground parking
- 167 parking spaces
- \$8.1 million



Option 2



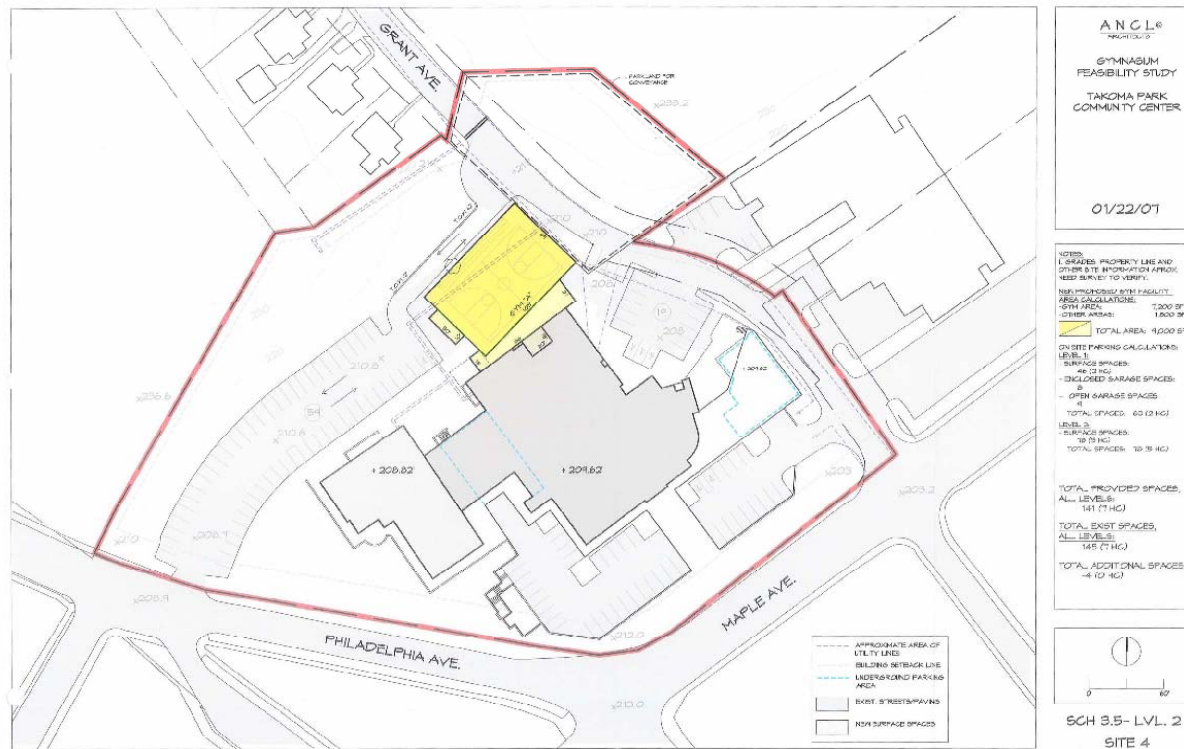
Rear Entrance Alternatives

OPTION 5

- 50' x 84' court
- No bleachers (but room for 3 rows)
- Gym placed at angle
- 141 parking spaces
- \$3.9 million



Option 5



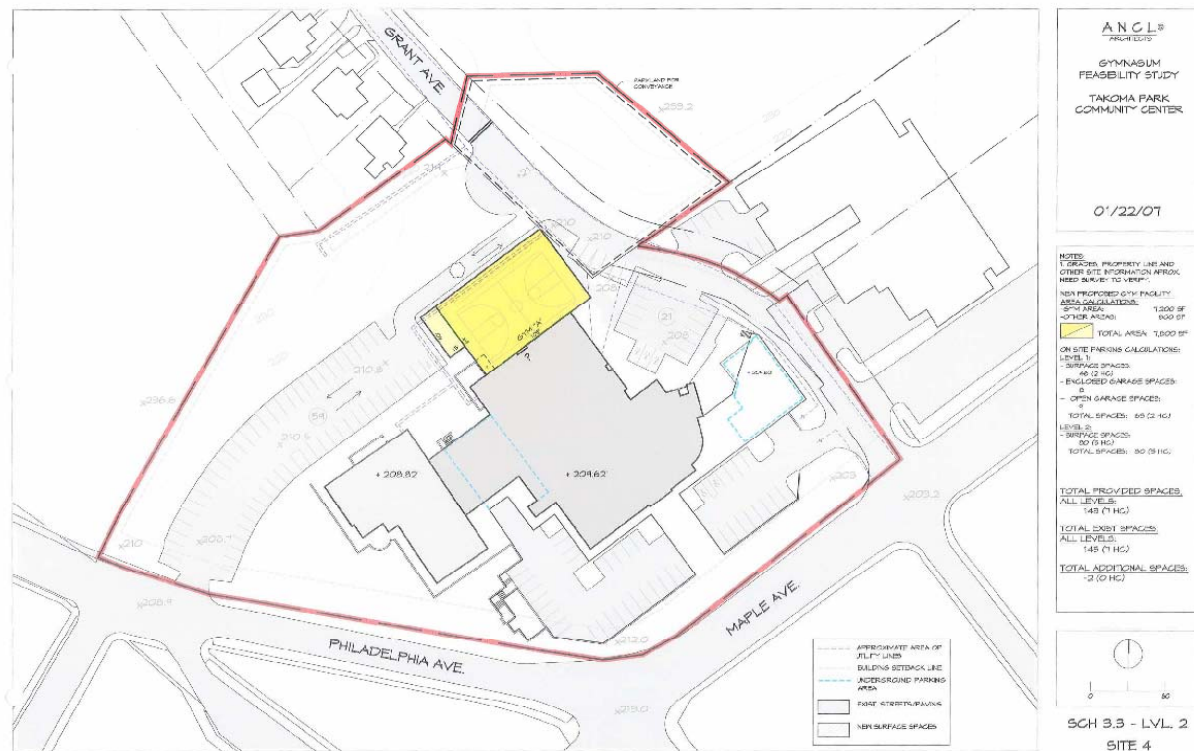
Rear Entrance Alternatives

OPTION 6

- 50' x 84' court
- No bleachers (but room for 3 rows)
- Rear entrance blocked
- 143 parking spaces
- \$3.2 million



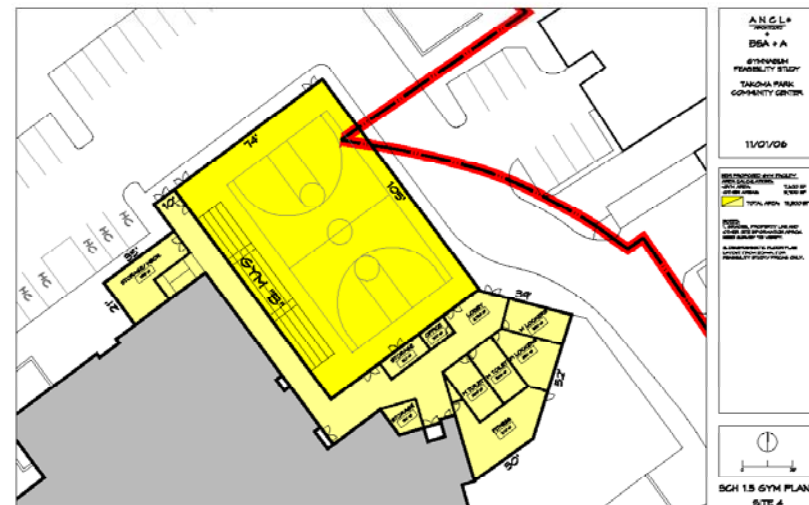
Option 6



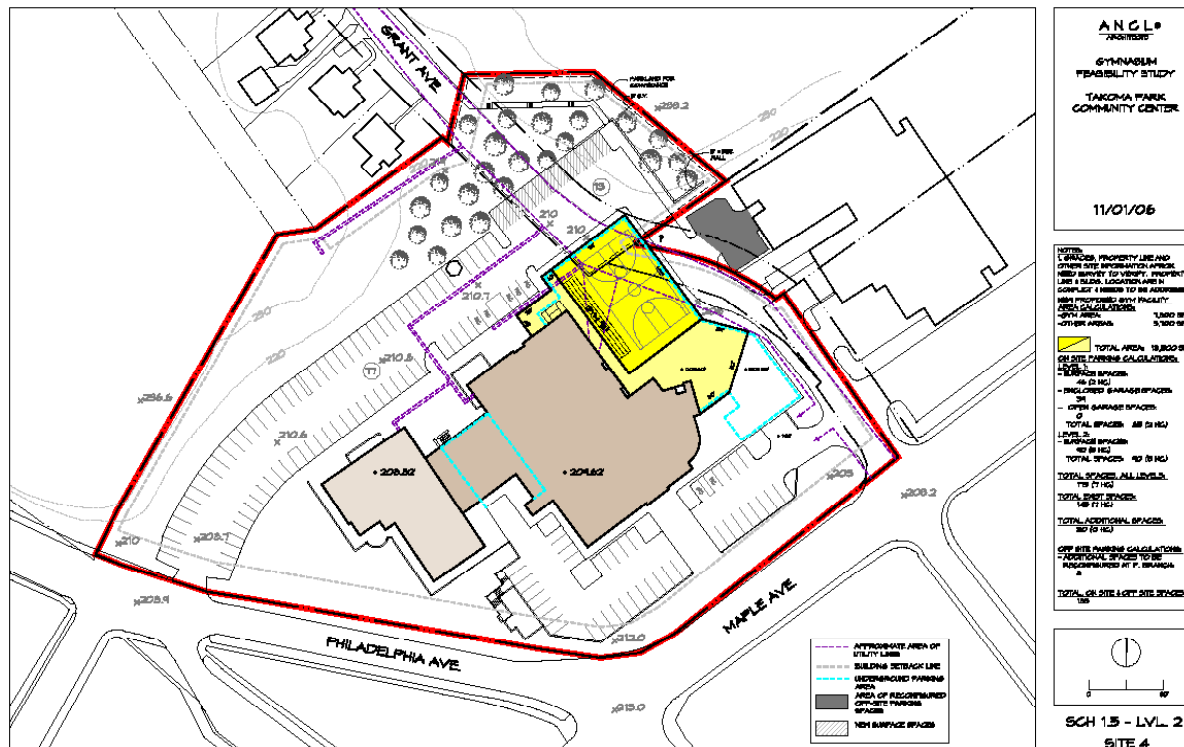
Grant Avenue Alternatives

OPTION 1

- 50' x 84' court
- 4 rows bleachers
- Hallway with skylights
- Fitness room, bathrooms, office
- Underground parking
- 175 parking spaces
- \$7.7 million



Option 1



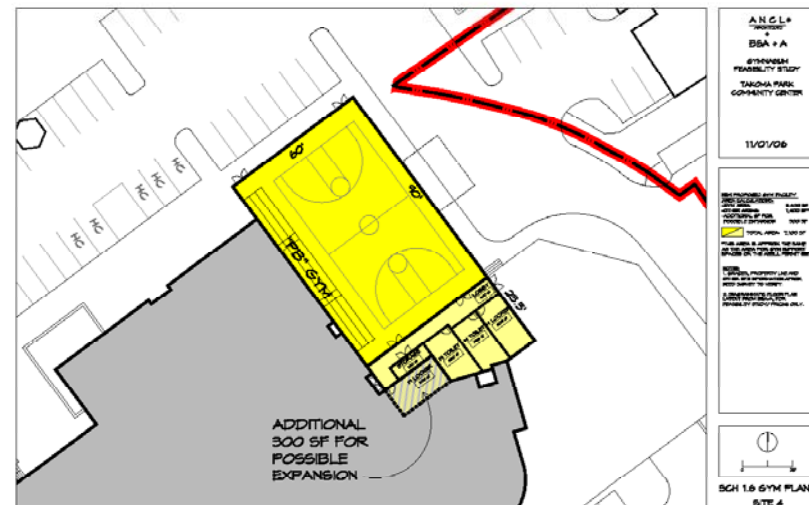
Grant Avenue Alternatives

OPTION 3

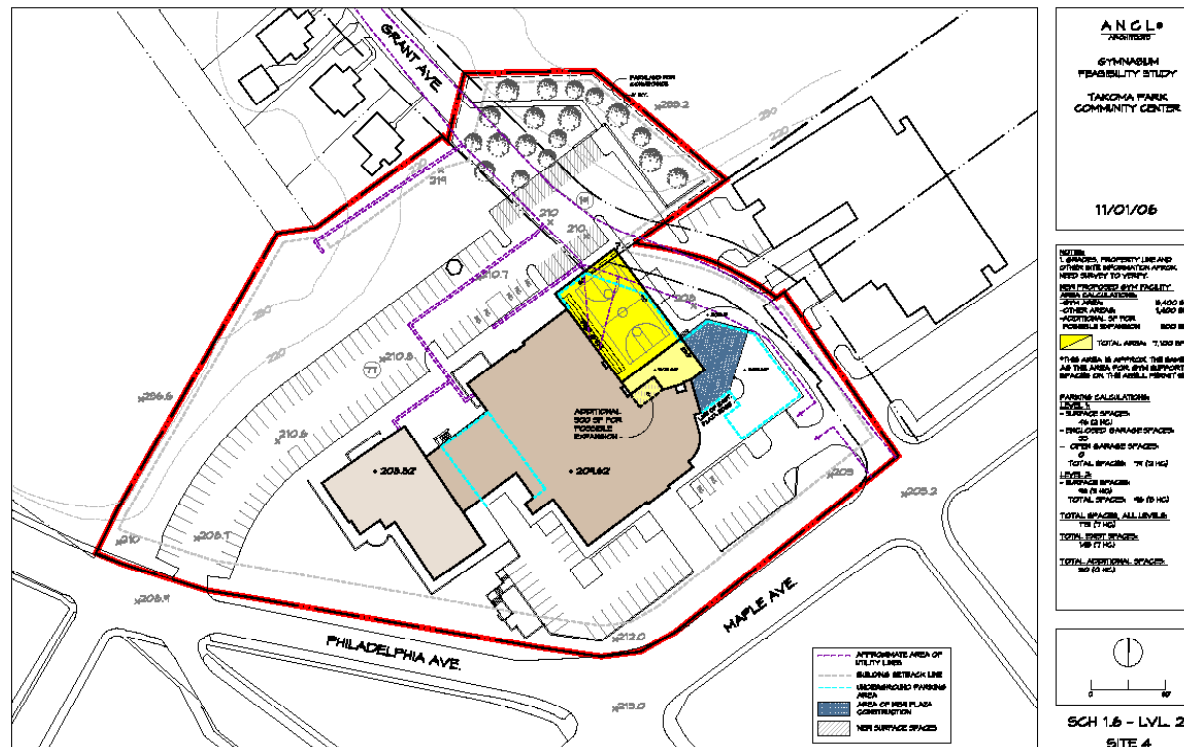
40' x 74' court

(Piney Branch gym size)

- 3 rows bleachers
- Some underground parking
- 175 parking spaces
- \$5.7 million



Option 3



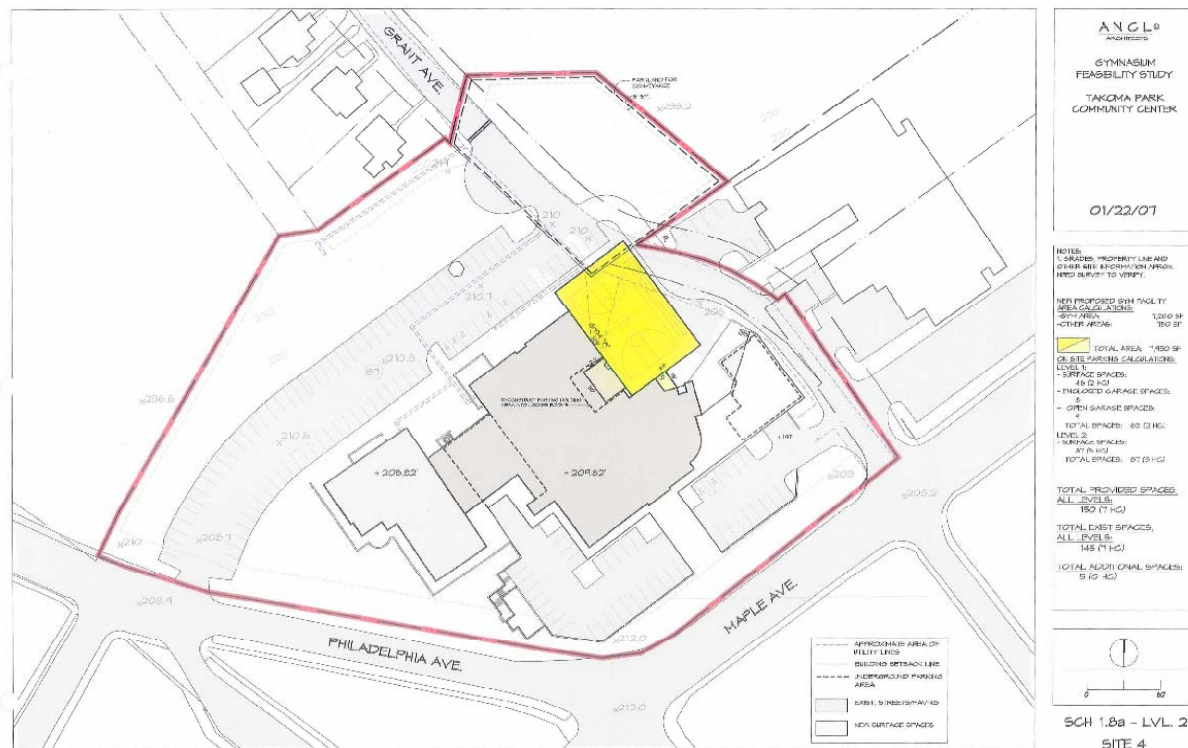
Grant Avenue Alternatives

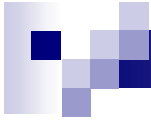
OPTION 4

- 50' x 84' court
- No bleachers (but space for 3 rows)
- 150 parking spaces
- \$3.7 million



Option 4

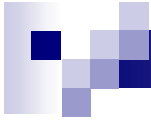




What Would a Gym Be Used For?

The Takoma Park Recreation Department would use a gym for a number of programs that it sponsors or partners with other organizations to provide.

Festivals, craft fairs, and other community events may also use the gym.



How would the City pay for a gym?

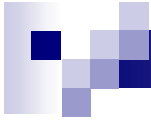
City has \$1.5 million in hand or promised towards a gym.

If not used for a gym, most of the money would not be able to be used for other projects.

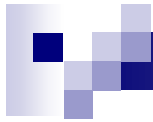


City fundraising efforts for the Community Center are on-going

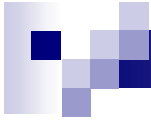
- City looks for grants and partnerships
- City has asked for \$360,000 from the County Council; the request is pending.
- City has asked for a \$3 million matching grant (bond bill) from the State of Maryland; the request is pending. The City is unlikely to receive the full amount.



If the City must borrow money to pay for a gym, how will property taxes be affected?



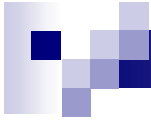
Each \$1 million borrowed =
about \$25 / year in new taxes
(based on house worth \$400,000)



What do you think?

Please take some time to look at the displays about the three alternatives:

- No gym
- A gym at the rear of the building
- A gym on the Grant Avenue side



Tell us your thoughts!

Please fill out the [questionnaire](#) and return it today. The City Council wants to know what you think.

The Council will review the information they learn from you this weekend at their meeting on Monday night, February 12.